

Historical Land Use Investigation

3721 W. Villard Avenue
Milwaukee, Wisconsin

File: 208-07

Prepared by:



Department of City Development

April 10, 2014

A handwritten signature in blue ink, appearing to read "Mathew Reimer", written over a horizontal line.

Mathew Reimer
Senior Environmental Project Coordinator

A handwritten signature in blue ink, appearing to read "David P. Misky", written over a horizontal line.

David P. Misky
Assistant Executive Director – Secretary

A. Purpose

This Historical Land Use Investigation (HLUI) of 3721 W. Villard Avenue, Milwaukee, Wisconsin, will identify potential environmental conditions associated with the project site. For brevity and convenience, this property will be referred to as the "project site" unless noted otherwise.

B. Brief Description

The project site is located in the City of Milwaukee on a block bound by W. Villard Avenue to the north, W. Lancaster Avenue to the south, N. 37th Street to the east, and N. 39th Street to the west. The project site is developed with a two-story residence with a partially exposed a basement, a one-story former storefront building attached to the front of the residence, a large garage attached to the rear of the residence, and a two car unattached garage on the rear portion of the project site. A paved driveway is located on the east side of the project site. The interior of the buildings on the project site contained miscellaneous junk and debris. The general area including the project site is shown on **Figure 1**, and project site dimensions are presented on **Figure 2**. Aerial photographs of the site are shown on **Figure 3**.

The following table presents relevant information regarding the project site:

Address	Tax Key #	Bldg. Size	Lot Size	Zoning*	Owner
3721 W. Villard Avenue	208-0017-000	4,507 ft ²	6,649 ft ²	LB2	City of Milwaukee

*LB2= Local Business District

C. Historical References

1. The Wright's City Directories (1935-1990) and the Polk's City Directories (2000-2010), reviewed in approximately five year increments indicate the following information for the project site:

Address	Date(s)	Occupancy
3721 W. Villard Avenue	1935	Residence
	1940	Residence, Gospel Association
	1945	Residence, Church of God, National Rat & Mouse Ext. Co.
	1950	Residence, Church of God
	1955	North Milwaukee Upholstery Co., Residence
	1960-1980	North Milwaukee Furniture & Upholstery Co., Residence
	1985-1990	North Milwaukee Furniture & Upholstery Co.
	2000	Residence
	2005	E & J Clothing and Shoes, Residence
	2010	Residence

2. Select Department of Neighborhood Services (DNS) records indicate the following information regarding the project site:

Address	Date	Record
3721 W. Villard Avenue	1952	Application for permit – convert one family to two family residence
	1952	Application for permit – construct garage
	1954	Application for permit – construct one-story store addition to residence
	1954	Application for occupancy – 1 st floor store, North Milwaukee Upholstering Co., display of furniture
	1963	Application for permit – construct addition to upholstery shop

Address	Date	Record
	1971	Application for permit – new store addition
	1991	Application for permit – repair fire damage
	1995	Application for occupancy – E&J Clothing and Shoes
	2007	Application for permit – convert mixed use to single family

D. Sanborn Maps

Sanborn Fire Insurance Maps indicate the following information regarding the project site:

- a. A 1937 Sanborn Fire Insurance Map shows the project site is developed with a residence and a small garage. Surrounding parcels are generally developed. The eastern adjoining property is labeled as “Roettgers Fuel & Supply Co.” and includes six concrete silos, a coal area and a rail line that terminates on the property. A main rail line is located south of the project site. The western adjoining property is labeled as “Auto Sales and Service.” **(Figure 4)**
- b. A 1937 *(with updates through 1951)* Sanborn Fire Insurance Map shows the project site and surrounding sites are generally the same. The western adjoining property is now labeled as “Furniture.” **(Figure 5)**
- c. A 1937 *(with updates through 1961)* Sanborn Fire Insurance Map shows the project site and surrounding sites are generally the same, except an addition has been added to the front of the project site; the addition is labeled “Furniture.” **(Figure 6)**

E. Environmental Records

1. The Wisconsin Department of Natural Resources (WDNR), Bureau of Remediation and Redevelopment Tracking System (BRRTS) does not include listings for the project site.
2. The Wisconsin Department of Agriculture, Trade and Consumer Protection (DATCP) does not include tank listings for the project site.
3. According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM), the project site is not located in a floodplain.
4. According to the Southeastern Wisconsin Regional Planning Commission’s (SEWRPC) Wisconsin Wetlands Inventory, wetlands are not identified within the project site. In addition, according to SEWRPC, the project site is not located within an environmental corridor.

F. Project Site Inspection

A site inspection was conducted on April 3, 2014. The project site is developed with a two-story residence with a partially exposed a basement, a one-story former storefront building attached to the front of the residence, a large garage attached to the rear of the residence, and a two car unattached garage on the rear portion of the project site. A paved driveway is located on the east side of the project site. The interior of the buildings on the project site contained miscellaneous junk and debris, including small quantities of paints and other household items.

G. Findings and Conclusion

This Historic Land Use Investigation did not reveal any environmental concerns.

MMR/DPM
City of Milwaukee
4/10/14

FIGURE 1

QUARTER SECTION LAND USE MAP

3721 W. Villard Avenue, Milwaukee, WI



COMPILED AND DRAWN BY
INFRASTRUCTURE SERVICES
CITY OF MILWAUKEE

S.W. ¼ SEC. 36, T. 8 N., R. 21 E.

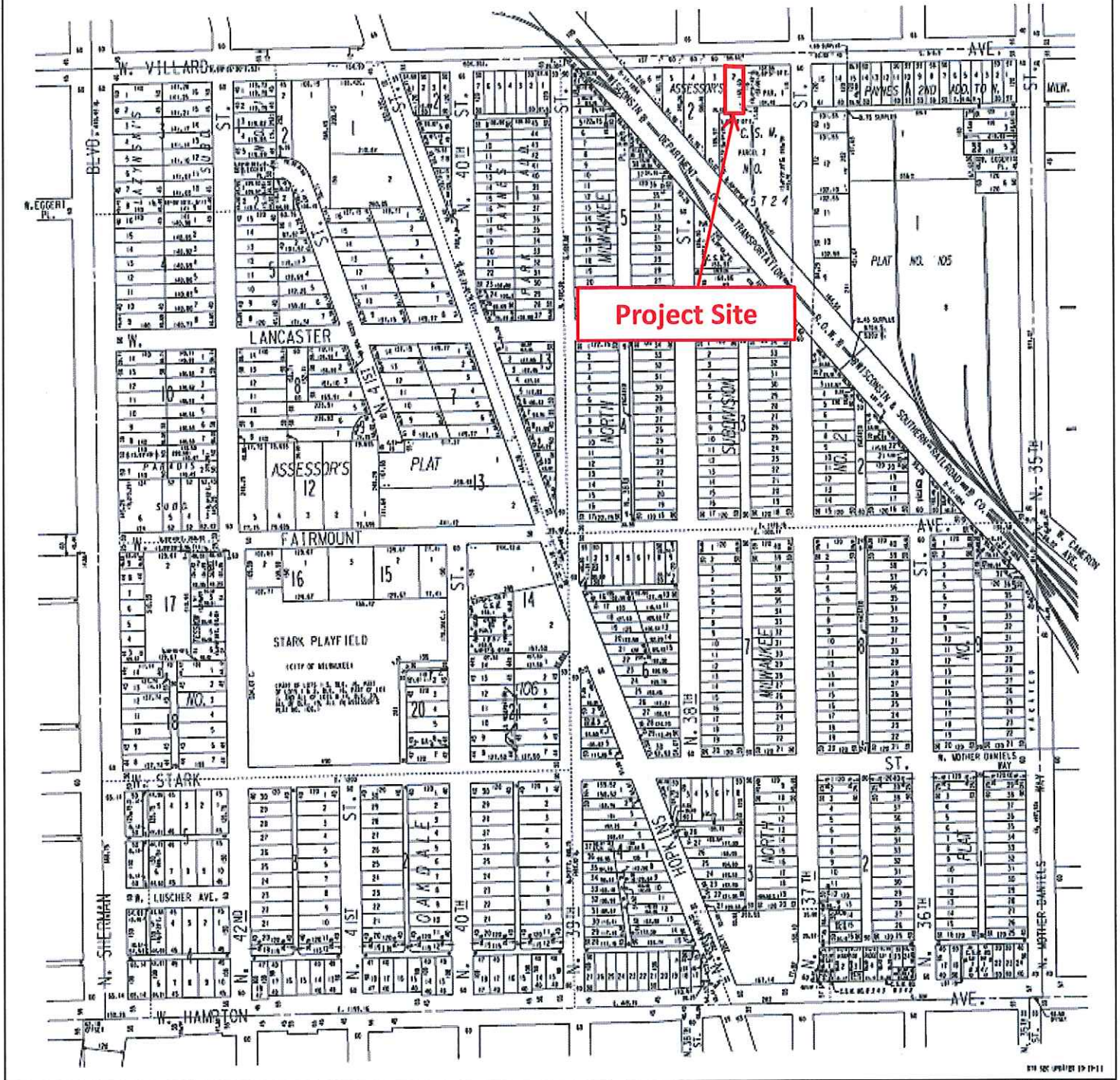


FIGURE 2

PLAT MAP

3721 W. Villard Avenue, Milwaukee, WI

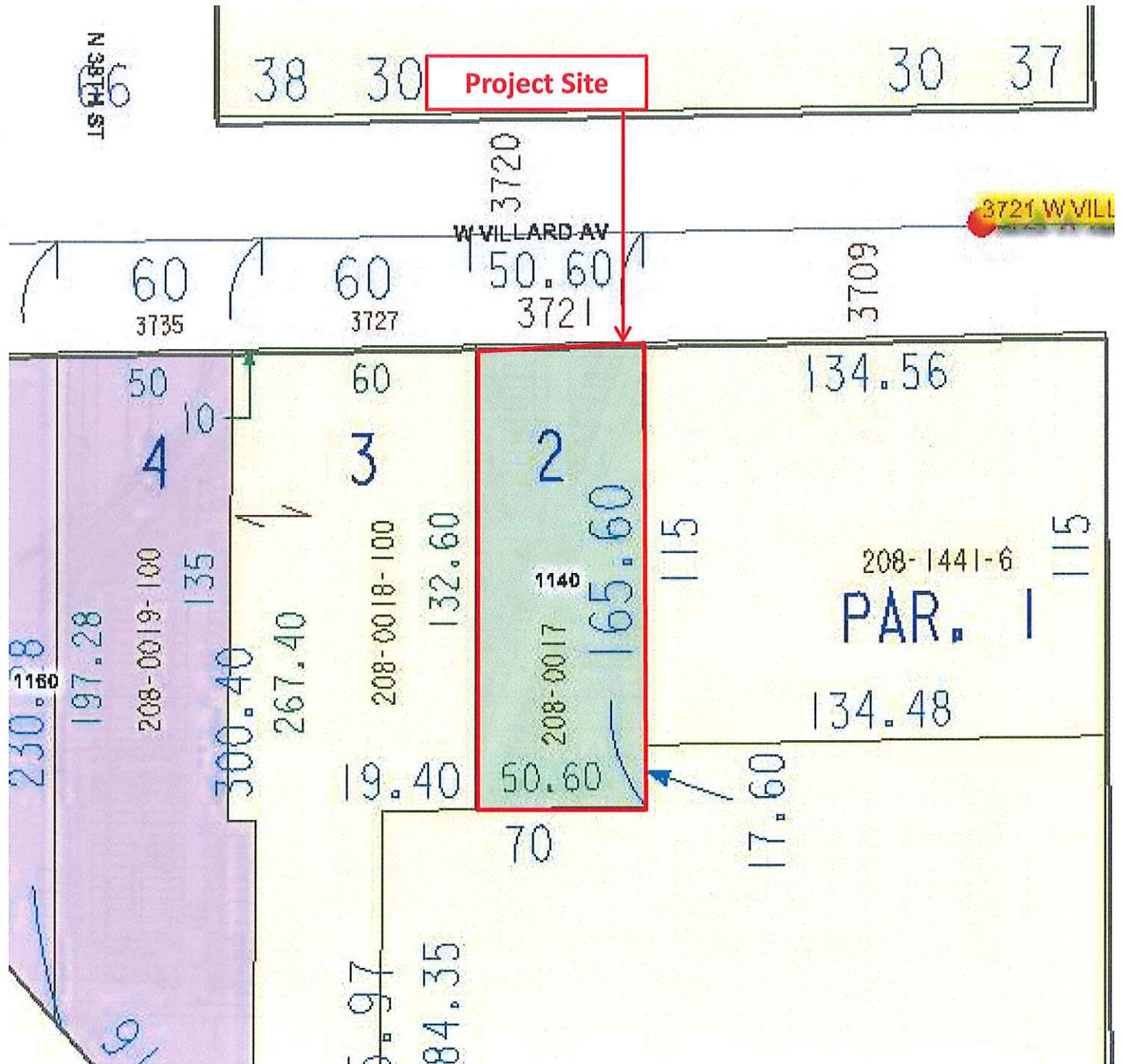


FIGURE 3
2010 AERIAL PHOTOGRAPH – Milwaukee County GIS
3721 W. Villard Avenue, Milwaukee, WI



Aerial – Wide View



Aerial – Close View

FIGURE 4
1937 SANBORN FIRE INSURANCE MAP
3721 W. Villard Avenue, Milwaukee, WI

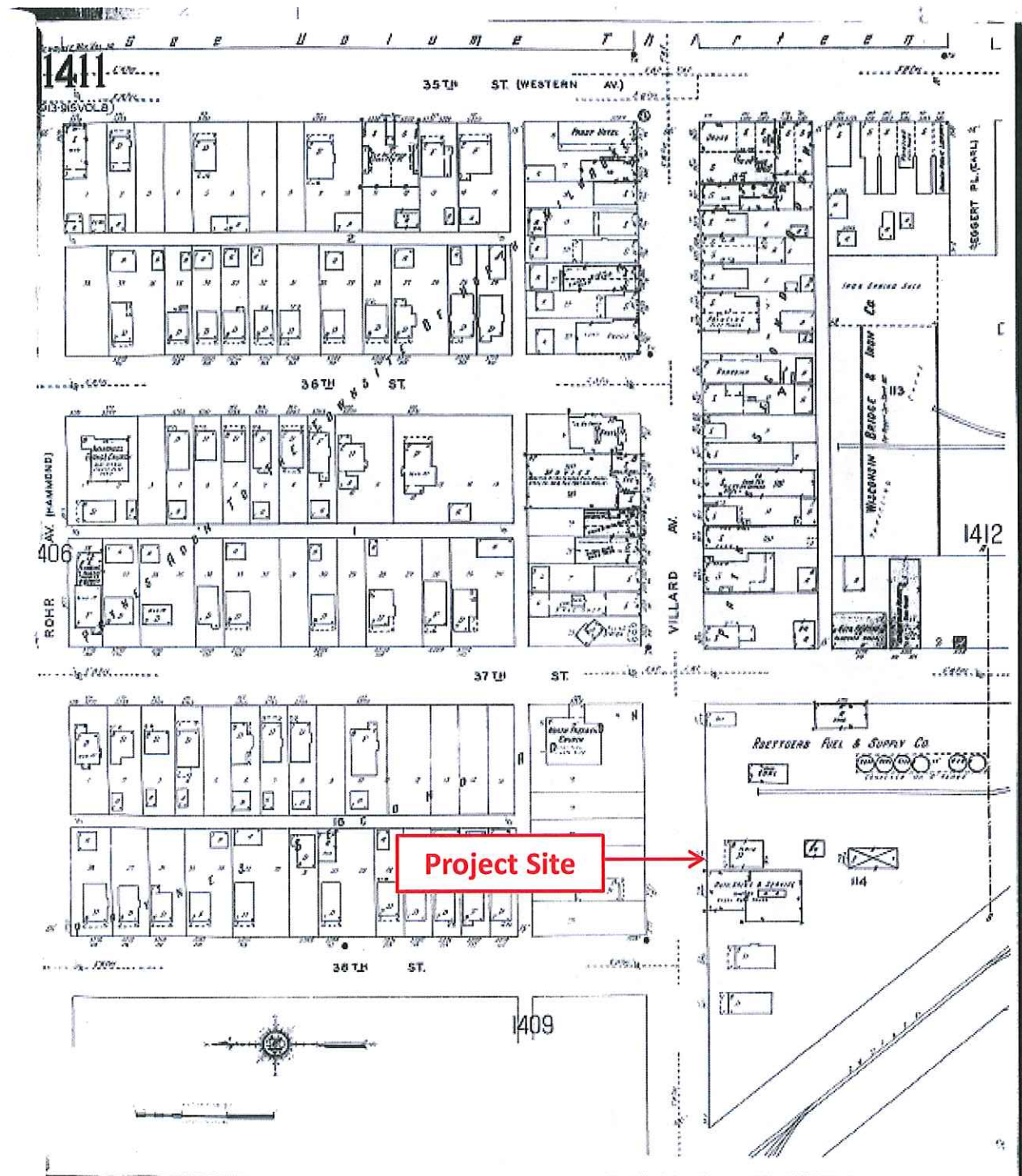


FIGURE 5
1937 SANBORN FIRE INSURANCE MAP
(WITH UPDATES THROUGH 1951)
3721 W. Villard Avenue, Milwaukee, WI

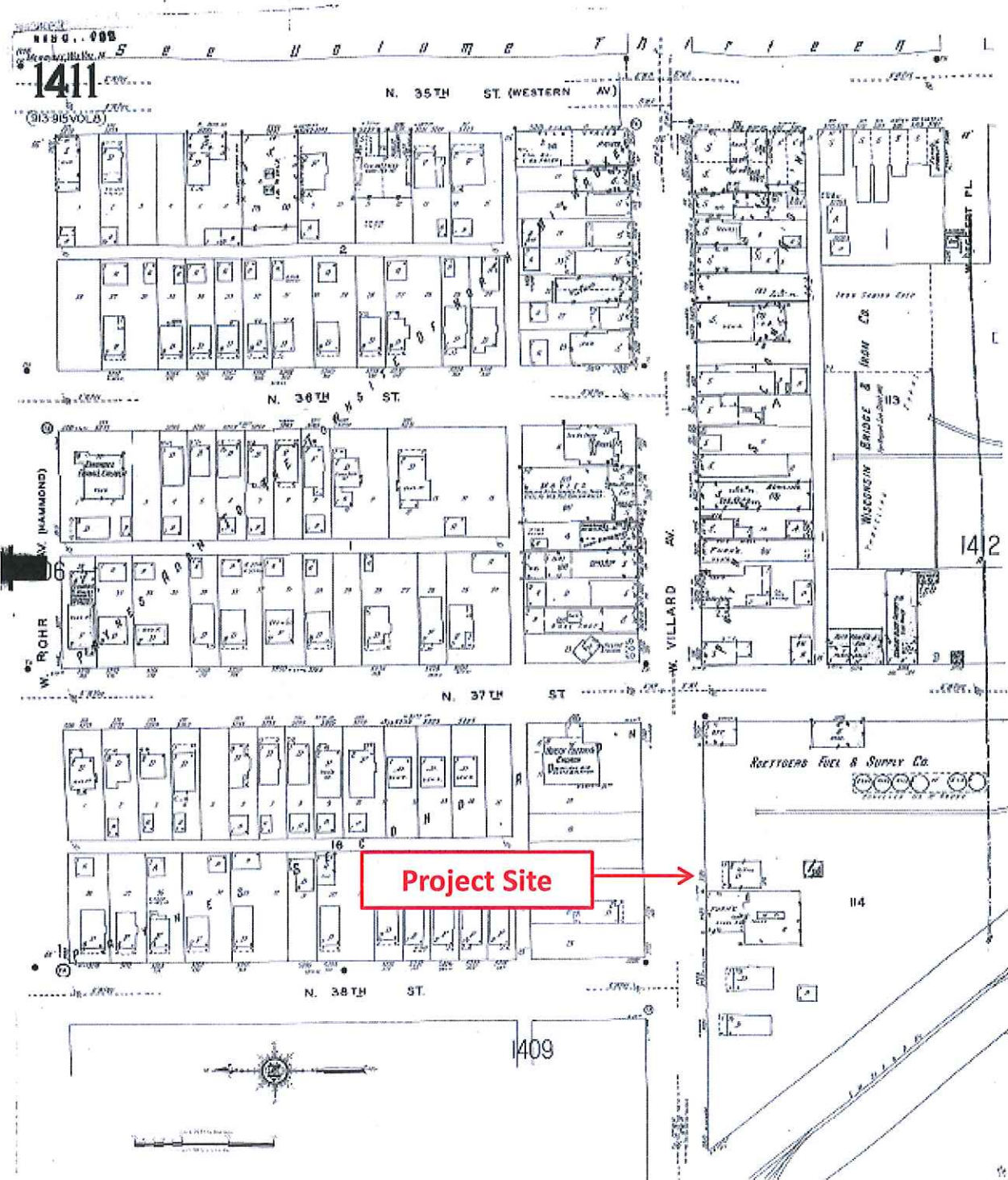
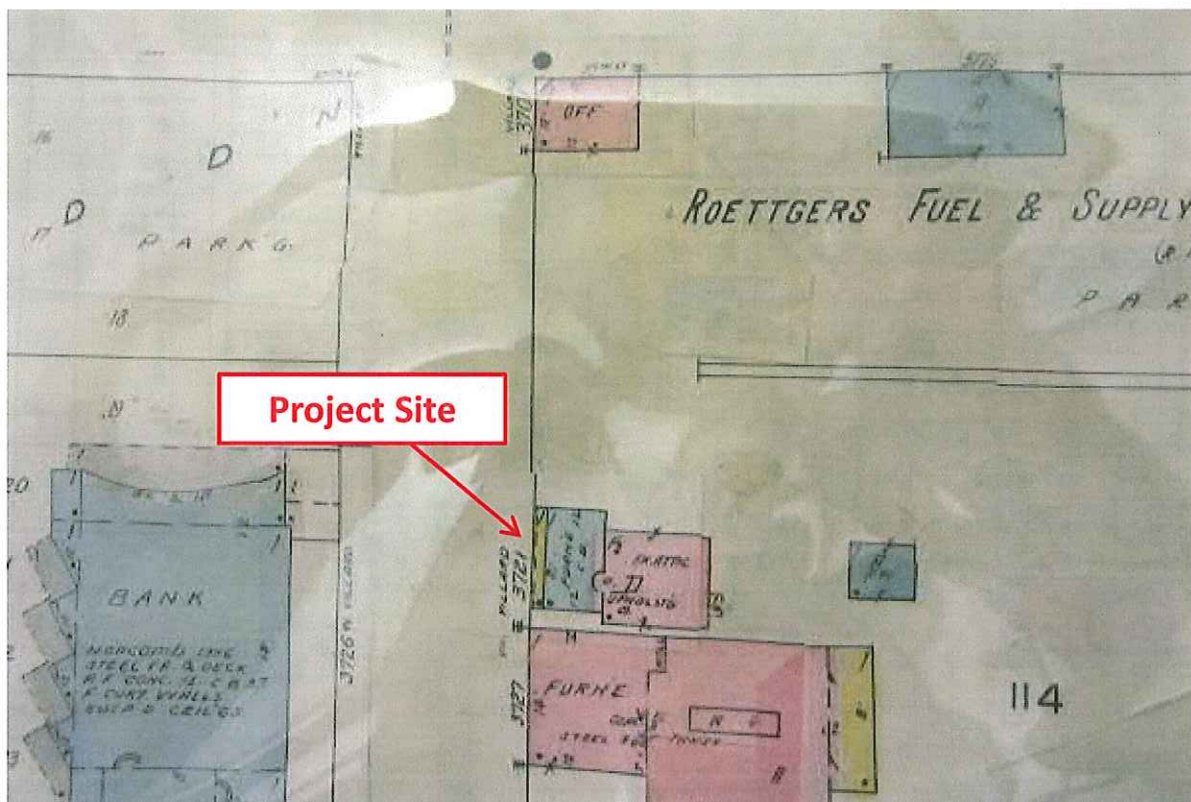


FIGURE 6
1937 SANBORN FIRE INSURANCE MAP
 (WITH UPDATES THROUGH **1961**)
 3721 W. Villard Avenue, Milwaukee, WI



ATTACHMENT A
SITE PHOTOGRAPHS
3721 W. Villard Avenue, Milwaukee, WI



View of project site, looking south from W. Villard Avenue.



View of rear area of the project site.



View of the former store area inside the building.



View of a living area inside the building.